

Meeting of the Hallowell Comprehensive Planning Committee  
6pm Thursday, May 21, 2020 online meeting via Zoom

Committee Members Present: Maureen Aucoin, John Bastey, Matt Cary, Patrick Cunningham, Deb Fahy (secretary), Marcia Gallagher, Lisa Harvey-McPherson, Andrew Landry (chair), Jeff Levine (consultant), Rosemary Presnar, Matt Rolnick, Nate Rudy (city manager) and Matt Scease.

Members of the Public Present: Karen Tucker and Maggie Warren

1. Introductions

2. Housekeeping

Nate Rudy is researching options for municipal solar, following up on the committee discussion on that topic relating to the Land Use Section.

A question arose regarding Maureen Aucoin's status on the committee representing city council, that being whether she is ex officio or a full voting member. Nate will check the ordinances and report back.

Jeff Levine said that despite the pandemic the committee is on track and has made good progress in the last few months in reviewing the biggest and most complicated existing condition sections.

Matt Rolnick and Rosemary Presnar pointed out a problematic gap in Hallowell's zoning laws relating to lack of city autonomy regarding state owned property within the municipality (specifically the boat launch).

3. Public Comment

Karen Tucker reported on activities of the Heart & Soul Committee. They are interested in working together and share information to inform and support the work of comprehensive planning. Nate, Jeff and Karen will set up a side meeting to work on this.

Maggie Warren representing the Hallowell All Ages Committee is interested in reviewing and providing input on committee draft sections. Nate Rudy will ensure that all relevant documents are posted on the Comprehensive Planning Committee page on the city website:

Home > Government > Boards and Committees > Comprehensive Planning Group  
[https://hallowell.govoffice.com/index.asp?Type=B\\_BASIC&SEC={20DB666D-1191-493F-84BD-773246D680F3}](https://hallowell.govoffice.com/index.asp?Type=B_BASIC&SEC={20DB666D-1191-493F-84BD-773246D680F3})

4. Outreach Since Last Meeting - not discussed

5. Old Business

a. Housing Section

A few new ideas were discussed which Jeff will integrate into the housing section: Nate suggested an adaptive reuse overlay ordinance to allow large properties that become defunct to

become mixed use. Maureen shared information about Maine Housing's statewide initiative to encourage owner occupied 2-4 unit housing.

## 6. New Business

### a. Economy Section

The committee reviewed the draft section on the economy, beginning with discussion of concerns about the profound impact the pandemic is having on our local economy and the fact that economic conditions will likely be in a state of flux for some years into our comprehensive planning time frame. While this does not change the historic data the committee was reviewing in this existing conditions section, our "new normal" will be the lens we view future planning through.

## 7. Other Items/Adjournment

There was a discussion about expanding broadband access to Hallowell with the goal of improving access for the many Hallowellians now working from home due to the pandemic, and for attracting future teleworkers and new businesses. Multiple committee members reported unreliable access and outages using existing providers. Nate reported on the recently installed city fiber optics network that has potential to expand it into downtown, but so far the cost has been prohibitive for businesses downtown.

The meeting adjourned at 7:38pm. The next meeting is 6pm Thursday June 18th online via Zoom. Meetings take place monthly on the 3rd Thursday and the public is welcome to attend.

**Action Items:** For meeting on June 18th

1. Upload any further edits, notes, ideas and any relevant documents relating to the Economy section to the relevant folder in Dropbox ASAP or email them to Nate Rudy & Drew Landry.

Respectfully submitted by Deb Fahy, Secretary

File location (along with other May meeting materials)

<https://www.dropbox.com/home/Comprehensive%20Plan/meetings/20200521>